8.0 INVENTORY OF UNAVOIDABLE ADVERSE IMPACTS

8.1 WATER RESOURCES - FLOODING

Unavoidable Adverse Project and Cumulative Impact

The boundaries of the 100 year storm floodplain are delineated on the Flood Insurance Rate Map (FIRM), which shows extensive flooding potential on the site. Flooding is caused by the overflow of stormwater runoff from the Lockheed Channel, where it transitions from an open channel to a box channel at Buena Vista Avenue. Approximately 1,000 CFS can be handled on site in the parking lots and drive aisles without inundating the buildings, although these parking areas would be flooded in the 100 year storm. Impacts to off-site public parkways, sidewalks, and Victory Place Empire Avenue would continue. These impacts, especially to Victory Place, causing episodic closures of this public street, are determined to be significant and unavoidable.

The 100 year storm flows will overflow at the south end of the property to Victory Place, and continue south. The cumulative impact of the project, when combined with past development in the area and other development upstream, is that flooding along Victory Place will continue, and is considered significant and unavoidable. The project will further contribute to off-site drainage and flooding impacts, which are considered cumulatively considerable.

8.2 TRAFFIC AND CIRCULATION

Unavoidable Adverse Project and Cumulative Impact

With the identified mitigation measures, project impacts are mitigated to below the level of significance, except to the freeway system main lines of the I-5 and SR-134 and on the surface roadway system at the Buena Vista Street/Empire Avenue intersection. Remaining impacts at this intersection will continue to exceed the threshold criteria after mitigation, and are considered a significant, unavoidable adverse impact.

Unavoidable Adverse Project and Cumulative Impact

Mitigation Measures 7.7, 7.8, and 7.9 may be completed after occupancy of the project, thereby causing a short-term or long-term significant impact to traffic congestion at the following intersections: No. 21 - San Fernando Boulevard and Buena Vista Street; No. 22 - Buena Vista Street at I-5 northbound ramps; and No. 23 - San Fernando Boulevard at Lincoln Avenue.

8.3 AIR QUALITY

Unavoidable Adverse Project Impact

The proposed project will result in significant air quality impacts due to short-term construction emissions from airborne dust and emissions from heavy equipment, long-term mobile emissions from vehicle traffic, and long-term stationary emissions from off-site electrical power generation and on-site natural gas use. Mitigation measures have been identified to reduce these impacts; however, remaining impacts are significant.

Unavoidable Adverse Cumulative Impact

Site grading and building construction will result in short-term emissions of air pollutants, including construction equipment (diesel and gasoline) exhaust emissions, fugitive dust, contaminants in fugitive dust, and architectural coatings.

Estimated construction equipment emissions exceed the SCAQMD daily thresholds for the criteria pollutants of NO_x and ROC. Emissions of other criteria pollutants would be below the standards.

The level of dust emitted during grading, up to 613 lbs. of PM_{10} per day dust suppression, would exceed the SCAQMD threshold of 150 pounds per day. Dust suppression techniques, which will reduce fugitive dust generation (and thus the PM_{10} component) by 50 to 75 percent, are required by the SCAQMD. However, these reductions result in dust generation that exceeds the threshold of significance.

Unavoidable Adverse Cumulative Impact

Emissions from project related vehicle trips are estimated to exceed the thresholds established by the SCAQMD for CO, ROC, and NO_x. The project, in combination with regional pollutant emissions and cumulative project emission, will create a significant impact to regional air quality, would exacerbate non-attainment of air quality standards within the subregion and Basin, and would contribute to adverse cumulative air quality impacts.

8.4 PUBLIC SERVICES AND UTILITIES

Unavoidable Adverse Project and Cumulative Impact

Due to the existing overcrowding at BUSD schools, the proposed project may increase demand for additional classrooms to be constructed to house the children of project employees. This will create a significant unavoidable impact on the environment.

Unavoidable Adverse Cumulative Impact

The proposed project would result in an unavoidable adverse cumulative impact to solid waste/landfill capacity. Currently, the Bradley Landfill has sufficient landfill capacity to accommodate seven more years of waste generation. The proposed expansion of the solid waste landfill at Sunshine Canyon and other potential sites in the area would provide additional landfill capacity. Solid waste generated from the proposed project would require the use of landfill sites outside the City of Burbank. The cumulative increase in solid waste from the project and other projects in the region would result in a significant cumulative impact on existing landfill sites in the area, and would cause expansion of existing landfills or the construction of new landfills, thereby causing additional impacts on the environment.